

(860)594-3020

**MINUTES OF MEETING HELD**

**BY STATE TRAFFIC COMMISSION**

**August 15, 2006**

Present: Deputy Commissioner Anthony D. Portanova  
Department of Motor Vehicles

Deputy Commissioner Edward Lynch  
Department of Public Safety

Deputy Commissioner H. James Boice  
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, August 15, 2006.

1. Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adopt the minutes of the following meetings:

**July 18, 2006**

**July 25, 2006**

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations. She noted that Stamford Report #135-0608-02 had been amended after the Agenda was published, and read the corrected report aloud, which appears in its amended form on Page 7 of these Minutes.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

**Bridgeport - STC# 015-0607-02**

Approve the following lane-use control at the intersection of Rt. 130 (Fairfield Ave.), Orland St., Albion St. and Burr Rd. as follows:

Rt. 130 WB: A combination through/right-turn lane  
A through lane  
An exclusive left-turn lane

**Bridgeport - STC# 015-0607-04**

Approve the following lane-use control at the intersection of Rt. 130 (Fairfield Ave.), Whittier St. and Wordin Ave. as follows:

Rt. 130 WB: A through lane  
A through lane  
An exclusive left-turn lane

**Colchester - STC# 028-0606-01**

1. Rescind Item No. 2 of Traffic Investigation Report No. 028-9810-01 approved on October 17, 2000, which approved a "School Speed Limit 30 When Flashing" zone for both directions on SR 616 from 0.11 miles east of Pleasant St. (mile 0.43) easterly to 0.25 miles west of the Rt. 2 WB on-ramp (mile 1.76), a distance of 1.33 miles.
2. Rescind Item No. 3 of Traffic Investigation Report No. 028-9810-01 approved on October 17, 2000, which approved a "School Zone Ahead Fines Doubled" zone for both directions on SR 616 from 0.18 miles east of Pleasant St. (mile 0.50) easterly to 0.31 miles west of the Rt. 2 WB on-ramp (mile 1.70), a distance of 1.20 miles.
3. Approve a "School Speed Limit 30 When Flashing" zone for both directions on SR 616 (Norwich Ave.) from 0.11 miles east of Pleasant St. (mile 0.43) easterly to approximately 0.11 miles east of Halls Hill Rd. (mile 0.99), a distance of 0.56 miles.

The "School Speed Limit 30 When Flashing" speed limit will only be in effect when the flashing equipped signs are in operation. This will be on school days as follows: 6:50 a.m. to 9:05 a.m. and 10:45 a.m. to 3:45 p.m. and when there are activities outside of regular school hours.

4. Approve a "School Speed Limit 30 When Flashing" zone for both directions on SR 616 (Norwich Ave.) from 30 feet east of Chestnut Hill Rd. (mile 1.44) easterly to 0.25 miles west of the Rt. 2 WB on-ramp (mile 1.76), a distance of 0.32 miles.

The "School Speed Limit 30 When Flashing" speed limit will only be in effect when the flashing equipped signs are in operation. This will be on school days as follows: 7 a.m. to 8 a.m. and 1:45 p.m. to 2:45 p.m. and when there are activities outside of regular school hours.

**Colchester - STC# 028-0606-01 - Contd.**

5. Approve a "School Zone Ahead Fines Doubled" zone for both directions on SR 616 (Norwich Ave.) from 0.16 miles east of Pleasant St. (mile 0.49) easterly to 100 feet east of Halls Hill Rd. (mile 0.91), a distance of 0.42 miles.
6. Approve a "School Zone Ahead Fines Doubled" zone for both directions on SR 616 (Norwich Ave.) from 0.11 miles east of Chestnut Hill Rd. (mile 1.53) easterly to 0.28 miles west of the Rt. 2 WB on-ramp (mile 1.73), a distance of 0.20 miles.
7. Approve a change in the speed limit from 40 mph to 35 mph for both directions on SR 616 (Norwich Ave.) from Elm St. (mile 0.80) easterly to a point 0.16 miles east of Halls Hill Rd. (mile 1.07), a distance of 0.27 miles.

**Colchester - STC# 028-0607-01**

That a traffic control signal not be installed at the intersection of SR 616 (Norwich Ave.) at Chestnut Hill Rd.

**East Hampton - STC# 041-0607-01**

1. Rescind Traffic Investigation Report No. 041-0312-01 which approved lane-use control at the intersection of Rt. 66 at Main St. and North Main St. on June 15, 2004.
2. Approve the following lane-use control at the intersection of Rt. 66 (W. High St. and E. High St.) at Main St. and North Main St.:

Rt. 66 (W. High St.) EB: A shared through/right-turn lane  
A left-turn lane

Rt. 66 (E. High St.) WB: A shared through/right-turn lane  
A left-turn lane

**East Lyme - STC# 044-0605-01**

Approve the following lane-use control at the intersection of Rt. 156 at Liberty Way:

Rt. 156 EB: A left-turn lane  
Two through lanes

Rt. 156 WB: A combination through/right-turn lane

**Glastonbury - STC# 053-0607-02**

Approve the following lane-use control at the intersection of Rt. 94 at Rt. 83:

Rt. 94 EB at Rt. 83: A combination right-turn/through lane  
A left-turn lane

**Glastonbury - STC# 053-0607-02 - Contd.**

Rt. 94 WB at Rt. 83: A combination right-turn lane/through lane  
A left-turn lane

**Manchester - STC# 076-0608-01**

1. Grant the Town of Manchester permission to revise the traffic control signal on Main St. (Rt. 83) at its intersection with Park St. and Purnell Place to include an actuated exclusive pedestrian phase.
2. Grant the Town of Manchester permission to remove the "No Turn On Red" signs from the Main St. (Rt. 83) NB and SB approaches to Park St. and Purnell Place.

**Manchester - STC# 076-0608-02**

Grant the Town of Manchester permission to revise the traffic control signal on Main St. (Rt. 83) at its intersection with Oak St. to include an actuated exclusive pedestrian phase.

**Manchester - STC# 076-0608-03**

1. Grant the Town of Manchester permission to revise the traffic control signal on Main St. (Rt. 83) at its intersection with Maple St. and Forest St. to include an actuated exclusive pedestrian phase.
2. Grant the Town of Manchester permission to install and maintain a "No Turn On Red" sign on the Forest St. EB approach to Main St. (Rt. 83).

**Manchester - STC# 076-0608-04**

Grant the Town of Manchester permission to revise the traffic control signal on Main St. (Rt. 83) at its intersection with School St. to include an actuated exclusive pedestrian phase.

**Manchester - STC# 076-0608-05**

1. Grant the Town of Manchester permission to revise the traffic control signal on Main St. (Rt. 83) at its intersection with Bissell St. to include an actuated exclusive pedestrian phase.
2. Grant the Town of Manchester permission to install and maintain a "No Turn On Red" sign on the Bissell St. WB approach to Main St. (Rt. 83).

**Middlefield - STC# 081-0605-01**

Grant permission to the Town of Middlefield to establish speed limits for both directions of travel on the following roads:

Cherry Hill Road - from the Durham Town Line northerly to Rt. 157 (Main St.), a distance of 2.48 miles, 35 mph.

**Middlefield - STC# 081-0605-01 - Contd.**

Hubbard Street - from Cherry Hill Rd. easterly to the Middletown Town Line, a distance of 0.85 miles, 25 mph.

Jackson Hill Road - from Rt. 157 (Main St.) northerly to Rt. 66 (Meriden Rd.), a distance of 2.06 miles, 35 mph.

Laurel Brook Road - from Cherry Hill Road easterly to the Middletown Town Line, a distance of 0.99 miles, 25 mph.

**Monroe - STC# 084-0606-02**

That no change be made to the 45 mph speed limit for both directions on Rt. 110 (Huntington Tpke.) from the Shelton Town Line northerly to Rt. 111 (Monroe Tpke.), a distance of 1.65 miles.

**Ridgefield - STC# 117-0508-01**

Approve a School Zone for the purpose of installing "School Zone Ahead Fines Doubled" signs for both directions of Rt. 116 (North Salem Rd.) from a point 20 feet north of Ridgebury Rd., northerly to a point 50 feet south of SNET utility Pole No. 2381, a distance of 1,855 feet.

**Stamford - STC# 135-0606-01**

1. Rescind Traffic Investigation Report No. 135-7805-01 approving lane-use control at the intersection of Rt. 104 (Long Ridge Rd.) and Rt. 15 SB Ramps.
2. Rescind Traffic Investigation Report No. 135-9510-09 approving the revision from semi-actuated to fully actuated signal operation, the installation of emergency pre-emption and the transfer of ownership of the existing traffic control signal at the intersection of Rt. 104 (Long Ridge Rd.) and Rt. 15 SB Ramps from the State to the City of Stamford.
3. Approve a revision to the existing signal at Rt. 104 (Long Ridge Rd.) and Rt. 15 SB Ramps from a semi-actuated to a fully actuated traffic control signal with optical emergency vehicle pre-emption.
4. Remove the period of programmed flashing operation from the traffic control signal.
5. Approve the transfer of ownership of the existing traffic control signal at the intersection of Rt. 104 (Long Ridge Rd.) at Rt. 15 SB Ramps and Webbs Hill Rd. from the State to the City of Stamford.
6. Approve the following lane-use control at the intersection of Rt. 104 (Long Ridge Rd.) at Rt. 15 SB Ramps:

NB Rt. 104 (Long Ridge Rd.):	A right-turn lane
	Two through lanes

**Stamford - STC# 135-0606-01 - Contd.**

- |                              |  |
|------------------------------|--|
| SB Rt. 104 (Long Ridge Rd.): | Two Through lanes<br>A left-turn lane    |
| WB Rt. 15 SB Off Ramp:       | A right-turn lane<br>Two left-turn lanes |
7. Approve the following lane-use control at the intersection of Rt. 104 (Long Ridge Rd.) at Webbs Hill Rd.:
- |                              |  |
|------------------------------|--|
| NB Rt. 104 (Long Ridge Rd.): | A shared through/right-turn lane<br>A through lane |
| SB Rt. 104 (Long Ridge Rd.): | Two through lanes<br>A left-turn lane              |
8. Approve the installation of a "No Turn On Red" sign on the WB Rt. 15 SB off ramp.

**Stamford - STC# 135-0606-02**

1. Rescind all previous Traffic Investigation Reports approving lane-use control at the intersection of Rt. 104 (Long Ridge Rd.), Rt. 15 NB Ramps, and Wire Mill Rd.
  2. Rescind Traffic Investigation Report No. 135-9510-10 approving the revision from semi-actuated to fully actuated signal operation, the installation of emergency pre-emption and the transfer of ownership of the existing traffic control signal at the intersection of Rt. 104 (Long Ridge Rd.) at the Rt. 15 NB Ramps and Wire Mill Rd. from the State to the City of Stamford.
  3. Approve a revision to the existing signal at Rt. 104 (Long Ridge Rd.) at Rt. 15 NB Off Ramp and Wire Mill Rd. from a semi-actuated to fully actuated traffic control signal with optical emergency vehicle pre-emption.
  4. Remove the period of programmed flashing operation from the traffic control signal.
  5. Approve the transfer of ownership of the existing fully actuated traffic control signal at the intersection of Rt. 104 (Long Ridge Rd.) at Rt. 15 NB Off Ramp and Wire Mill Rd. from the State to the City of Stamford.
  6. Approve the following lane-use control at the intersection of Rt. 104 (Long Ridge Rd.) at Rt. 15 NB Off Ramp and Wire Mill Rd.:
- |                              |   |
|------------------------------|---|
| NB Rt. 104 (Long Ridge Rd.): | A shared through/right-turn lane<br>Two through lanes |
| SB Rt. 104 (Long Ridge Rd.): | Two through lanes<br>A left-turn lane                 |

**Stamford - STC# 135-0606-02 - Contd.**

EB Rt. 15 NB Off Ramp:

A shared through/right-turn lane  
A left-turn lane

**Stamford - STC# 135-0608-01**

Grant the City of Stamford permission to install, operate and maintain a semi-actuated/coordinated traffic control signal with emergency vehicle pre-emption on Summer St. at its intersection with Third St.

**Stamford - STC# 135-0608-02**

Grant the City of Stamford permission to relocate the existing traffic control signal, with emergency pre-emption, at the intersection of SR 493 (Washington Blvd.) at Richmond Hill Ave. approximately 100 feet to the north at the relocated Richmond Hill Ave. The revision will include the elimination of the existing NB advance on SR 493.

**West Hartford - STC# 155-0608-01**

Grant the Town of West Hartford permission to install, operate and maintain a full-actuated traffic control signal with an exclusive pedestrian phase, countdown pedestrian signals, and programmed flashing operation (11PM to 7AM) at the intersection of Raymond Rd. and Isham Rd.

**Willington - STC# 160-0605-01**

1. Approve a "School Speed Limit 25 When Flashing" zone for both directions on Rt. 32 (River Rd.) beginning at a point approximately 480 feet north of the north curb line of Battey Rd. (mile 40.82) and extending northerly to a point approximately 300 feet north of the north curb line of South Street, (mile 41.08), a distance of 1,389 feet.

The "School Speed Limit 25 When Flashing" speed limit will only be in effect when the flashing equipped signs are in operation. This will be on school days as follows: 7 a.m. to 8 a.m. and 2:30 p.m. to 4:30 p.m. and when there are activities outside of regular school hours.

2. Approve a "School Zone Ahead Fines Doubled" zone for both directions on Rt. 32 (River Rd.) beginning at a point 710 feet north of the north curb line of Battey Rd. (mile 40.87) and extending northerly to a point approximately 68 feet north of the north curb line of South St. (mile 41.04), a distance of 935 feet.

**Winchester - STC# 162-0508-01**

Approve the installation of a traffic control signal with an exclusive pedestrian phase and emergency pre-emption at the intersection of Rt. 8 at Wetmore Ave.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

3. **MAJOR TRAFFIC GENERATORS:**

a. **Fairfield - STC# 050-0605-01**

Ms. Catherine A. Watras presented the staff report on the Application for Certificate filed for the expansion of Fairfield University (Central Utility Facility).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission issue a certificate to Fairfield University for the 3,228-square-foot expansion of Fairfield University/Fairfield College Preparatory School, for a total 1,892,425-square-foot gross floor area university with 3,279 parking spaces, located on Route 135 (North Benson Road) in the Town of Fairfield, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The above recommendation is based on the plans prepared by BL Companies entitled and dated as follows:

"Overall Site Plan, Combine Heat & Power Plant," Drawing No. A103, dated January 24, 2006 and revised April 18, 2006.

"Site Plan, Combined Heat & Power Project, Fairfield University, North Benson Road, Fairfield, Connecticut," Sheet No. SP-1, dated April 6, 2006.

This recommendation is based on the following conditions:

1. That all conditions of Certificate Nos. 712, 712-A, 712-B, 712-C, 712-D, 712-E, 712-F, 712-G and 712-H remain in effect.
2. That the existing site drives on Barlow Road and Round Hill Road be located and reflect the geometry and traffic controls in substantial conformance with the referenced plans.
3. That intersection sight distances be maintained from the site drives on Barlow Road and Round Hill Road in accordance with town standards.
4. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 050-0605-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
5. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to



**a. Fairfield - STC# 050-0605-01 - Contd.**

the development's traffic in the future. The cost of additional improvements or changes shall be borne by the owner of the development.

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**b. Groton - STC# 058-0604-03**

Mr. Y. Kevin Ng presented the staff report on the Application for Certificate filed for the expansion of Wal\*Mart/Hotel (Hilton Garden Inn).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Groton Hospitality, LLC for the 128-room hotel expansion (80,996 square feet) of Wal\*Mart/hotel for a total 201,996-square-foot gross floor area retail and hotel development with 873 parking spaces, located on Route 184 (Gold Star Highway), stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Vicinity Map, New Hilton Garden Inn Hotel, 224 Gold Star Highway (Connecticut Route 184), Groton, Connecticut," Sheet No. 1 of 1, dated April 11, 2006 and last revised on May 12, 2006 prepared by DiCesare Bentley Engineers/Surveyors/Planners.
  - B. "Sightline and Roadway Striping Plan, New Hotel, Applicant: Groton Hospitality LLC, Property of: Short Beach Investment Group, 224 Gold Star Highway (CT Route 184), Groton, Connecticut," Sheet No. 11 of 11 dated February 3, 2006 and last revised on August 1, 2006, prepared by Dicesare Bentley Engineers/Surveyors/Planners,
  - C. "Site Layout Plan, New Hotel Applicant: Groton Hospitality LLC, Property of: Short Beach Investment Group, 224 Gold Star Highway (CT Route 184), Groton Connecticut," Sheet No. 3 of 11 dated February 3, 2006 and last revised on August 3, 2006 prepared by DiCesare Bentley Engineers/Surveyors/Planners.
1. That all conditions of Certificate No. 1084A (Traffic Investigation Report No. 058-9308-01) and Certificate No. 1084 (Traffic Investigation Report No. 058-9005-01) remain in effect.
  2. That the site driveway to the proposed hotel on Route 184 be constructed in substantial conformance with the referenced plans.
  3. That intersection sight distances be provided and maintained from the proposed hotel site driveway on Route 184 as shown on the referenced plans.

**b. Groton - STC# 058-0604-03 - Contd.**

4. That the existing drive located on the north side of Route 184 approximately 230 feet west of Winding Hollow Road be closed, as shown on the referenced plans.
5. That an internal driveway to the Wal\*Mart Shopping Center be provided as shown on the referenced plans.
6. That signs and pavement markings on the proposed hotel driveway be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
7. That signs and pavement markings on Route 184 depicting the proposed left-turn lane on Route 184 eastbound at the proposed hotel drive be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
8. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
9. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
10. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
11. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$20,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 058-0604-03. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 058-0604-03 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the

**b. Groton - STC# 058-0604-03 - Contd.**

development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**c. Hamden - STC# 061-0606-01**

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for the expansion of Quinnipiac University (Village IV).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Quinnipiac University for the 92,246-square-foot expansion of Village IV - Quinnipiac University for a total 1,516,389-square-foot gross floor area university with 4,040 parking spaces, located on the Main Campus in the Town of Hamden, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled: "Quinnipiac University, Village IV, Index Map," Sheet No. C1.0, dated May 12, 2006, prepared by Nathan L. Jacobson & Associates, Inc.

1. That all conditions of Certificate Nos. 411, 411-A through 411-N and Traffic Investigation Report No. 061-0605-01 remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 061-0606-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**d. Redding - STC# 116-0508-01**

Mrs. Gina M. Greenalch presented the staff report on the Application for Certificate filed for Gilbert & Bennett Wire Mixed Use Development.

Deputy Commissioner Portanova asked if the fencing will be on one or both sides of the track. Mrs. Greenalch stated that it will be on the development side, running the full length of the project.

**d. Redding - STC# 116-0508-01 - Contd.**

Ms. Susan VanBenschoten of Fitzgerald & Halliday, Inc., the developer's representative, addressed the Commission concerning the bond amount in Condition No. 35. She stated that her client felt it was excessive, and was looking for a reduction.

Mr. Eugene Colonese from the Office of Rails addressed the \$6 million estimate for the station and platform, stating that the estimate was taken from similar stations built recently.

Ms. Cabelus asked Ms. VanBenschoten if she took exception to the roadway portion of the bond, and Ms. VanBenschoten stated that there was less of a gap in that amount than with the station/platform estimate. Ms. Cabelus went on to say that the condition is written in such a way that it allows for a review at the encroachment permit phase when additional details may be available, which could allow the bond to be adjusted at that time.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Georgetown Land Development Company for the Gilbert and Bennett Wire Mill Mixed-Use Development, a 342,076-square-foot mixed use development consisting of 416 housing units, 20,000 square feet of restaurant, 95,981 square feet of retail, 67,584 square feet of office space, a 23,000-square-foot (20-room) hotel, 84,011 square feet of civic space including a 62,500-square-foot YMCA, a 20,000-square-foot public safety building, (Redding Police Headquarters), a 199-seat theatre, 31,500 square feet of light industrial space, a railroad platform/station and 5 parking garages with a total of 1,842 parking spaces, located on North Main Street in the Towns of Redding and Wilton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the submitted plans prepared by the Project Team for Georgetown Land Development Company LLC entitled:

- A. "Overall Site Plan & Roadway Improvement Plan" Sheet No. C-12.0, dated November 29, 2005 revised August 9, 2006.
  - B. "Off-Site Traffic Operations Plan U.S. Route 7 at North Main Street" Sheet No. C-12.1, dated November 29, 2005 revised August 9, 2006.
  - C. "Off-Site Traffic Operations Plan U.S. Route 7 (Norwalk & Danbury Road) at Route 57/107 (School Street)" Sheet No. C-12.2, dated March 8, 2006, revised July 31, 2006.
  - D. "Off-Site Traffic Operations Plan Route 107 at North Main Street" Sheet No. C-12.3, dated March 8, 2006 revised August 9, 2006.
- 1. That the intersection of Route 7 at North Main Street be reconstructed in substantial conformance with the referenced plans.

**d. Redding - STC# 116-0508-01 - Contd.**

2. That the intersection of Sunset Pass Road and Route 7 be reconstructed to include a physical island to only permit right turns in and right turns out of Sunset Pass Road. Final design plans to be reviewed during the encroachment permit process.
3. That a traffic signal be installed on Route 7 at North Main Street. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and maintenance responsibilities. The Town of Wilton will pay for the electricity to operate the signal.
4. That wiring, conduit and hand holes be provided along North Main Street from the proposed traffic signal controller at Route 7 to the railroad right-of-way, for future force off detection should it be determined necessary as a result of safety measure number 8 in Docket No. 0606-R-50-R approved on August 7, 2006.
5. That an easement be secured for the State, at no cost, to place and maintain traffic signal appurtenances on private property at the intersection of Route 7 at North Main Street prior to the issuance of a certificate. Right of Way File No. 161-000-112.
6. That the three drives for the car dealership on the north side of North Main Street in Wilton be consolidated to one driveway as shown on the referenced plans.
7. That all safety measures and orders stipulated in Docket No. 0606-R-50-R (Final Decision) regarding the relocated railroad grade crossing on North Main Street be implemented. (See Attached)
8. That the applicant provide a ConnDOT railroad station and platform in accordance with the Department's Office of Rail's requirements.
9. That the parking garage at the railroad station provide 300 designated parking spaces for off-site motorists intending to use the railroad station and platform required by condition number 8.
10. That the Department of Transportation be reimbursed by the Georgetown Land Development Corporation for the cost incurred with the redesign, addendum and/or construction change order of the State Project No. 302-0007, CTC project, associated with the relocation of the railroad/highway at-grade crossing and the construction of the railroad platform station as stated in the Final Decision of the Rail Regulatory Hearing dated August 7, 2006, Docket No.0606-R-50-R.

**d. Redding - STC# 116-0508-01 - Contd.**

11. That the Georgetown Land Development Corporation enter into a railroad force account agreement with Metro North Commuter Railroad for all work necessary with Metro North Commuter Railroad as stated in Docket No. 0606-R-50-R prior to the issuance of an encroachment permit.
12. That the intersection of North Main Street and Portland Avenue be reconstructed in substantial conformance with the referenced plans.
13. That a stop sign and stop bar be provided on North Main Street at the intersection of Portland Avenue.
14. That the intersection of Route 107 at North Main Street/Portland Avenue be reconstructed in substantial conformance with the referenced plans.
15. That a traffic signal be installed on Route 107 at North Main Street/Portland Avenue. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and maintenance responsibilities. The Town of Redding will pay for the electricity to operate the signal.
16. That the intersection of Route 107 and Route 57 (Weston Road) be reconstructed in substantial conformance with the referenced plans.
17. That a traffic signal be installed at the intersection of Route 107 and Route 57 (Weston Road). Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and maintenance responsibilities. The Town of Redding will pay for the electricity to operate the signal.
18. That the following traffic signals be coordinated using time base coordination (TBC).  
  
Route 107 at Route 57 (Weston Road)  
Route 107 at North Main Street/Portland Avenue
19. That the intersection of Route 7 at Route 57/107 (School Street) and Mountain Road be reconstructed in substantial conformance with the referenced plans.
20. That the traffic signal be revised at the intersection of Route 7 at Route 57/107 (School Street) and Mountain Road.
21. That approach grades of the driveways and town roads along Route 7, Route 107 and Route 57, affected by the roadway widening noted in Traffic Investigation Report No. 116-0508-01 meet Department of Transportation's standards for intersecting streets or not be increased.

**d. Redding - STC# 116-0508-01 - Contd.**

22. That the intersectional sight distances of the driveways and town roads along Route 7, Route 107 and Route 57, affected by the roadway widening noted in Traffic Investigation Report No. 116-0508-01, meet Department of Transportation's standards for intersecting streets or not be diminished.
23. That signs and pavement markings on Route 7, Route 107, and Route 57 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
24. That the applicant install two extruded aluminum signs on breakaway supports indicating the route designations and the appropriate lane arrows for Route 7 and Route 57/107 on Route 7 southbound prior to the intersection of Route 107/57. Overhead span mounted signs to supplement these signs shall be installed at the intersections of Route 7 and the Georgetown Plaza and Route 7 at Routes 57/107. Sign details in accordance with the Department's Division of Traffic Engineering's requirements shall be addressed prior to the issuance of an encroachment permit.
25. That intersectional sight distances of the internal roadway network meet the town standards for intersecting streets or not be less than 280 feet measured from a point 15 feet back from the edge of road.
26. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
27. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of an encroachment permit for work within the highway right-of-way.
28. That Routes 7, 107 and 57 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
29. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
30. That all work on roadways that are owned and maintained by the Towns of Wilton and Redding be performed in conformance with the standards and specifications of the Towns.
31. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.

**d. Redding - STC# 116-0508-01 - Contd.**

32. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
33. That fencing be installed along the development's frontage on Metro North railroad right of way in accordance with Metro North's fencing requirements.
34. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
35. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,390,000 (\$4,390,000 for roadway and railroad crossing relocation; \$6,000,000 for railroad station and platform) to cover the costs of satisfying the conditions of Traffic Investigation Report No. 116-0508-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
36. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 116-0508-01 and Docket No. 0606-R-50-R be recorded on the municipal land records in the towns of Redding and Wilton in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
37. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**e. Shelton - STC# 126-0607-01**

Ms. Julia Y. Pang presented the staff report on the Application for Certificate filed for the expansion of SureSource, Inc.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to T.H. Real Estate, LLC for an expansion of SureSource, Inc., to include an 18,000-square-foot gross floor area warehouse addition, for a total 184,500-square-foot gross floor area, consisting of 43,500 square feet of office space, 116,000 square feet of warehouse and a 25,000-square-foot gross floor area light-industrial building, with a total of 419 parking spaces, located on Constitution Boulevard South in the City of Shelton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.



**e. Shelton - STC# 126-0607-01 - Contd.**

The requirements refer to the plan entitled: "Modification To Detailed Development Plan, PPD #29, SureSource, Inc., #20 Constitution Boulevard South, Shelton, Connecticut," Drawing No. SP-1, dated June 1, 2006, revised June 12, 2006, prepared by Indigo Land Design, LLC.

1. That all conditions of Certificate No. 1527 and Traffic Investigation Report No. 126-0601-01 remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 126-0607-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**f. Waterbury - STC# 151-0606-01**

Mr. Antony Cieri presented the staff report on the Application for Certificate filed for the expansion of Naugatuck Valley Community College.

Deputy Commissioner Lynch asked if the school expansion was expected to have a significant impact on traffic. Mr. Cieri stated that it would have minimal impact.

Deputy Commissioner Portanova asked who will be responsible for any cost associated with the sight line easements, and Mr. Cieri stated that the owner would bear those costs.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the Board of Trustees Community Technical Colleges for the 99,684-square-foot expansion of the Naugatuck Valley Community College, for a total 959,005-square-foot gross floor area college and commercial development and three residential units with 1,849 parking spaces, located on SR 845 (Chase Parkway) and West Main Street in Waterbury, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the plan entitled "Technology Classroom Building, Naugatuck Valley Community College, 750 Chase Parkway, Waterbury, Connecticut, DPW Project: BI-CTC-387," dated August 8, 2006, prepared by the State of Connecticut Department of Public Works.

**f. Waterbury - STC# 151-0606-01 - Contd.**

1. That all conditions of Certificate No. 319 remain in effect.
2. That the site driveways reflect the geometry as shown on the referenced plan.
3. That 530 feet of intersection sight distance to the west and 530 feet of intersection sight distance to the east be provided and maintained from the west site driveway along SR 845 (Chase Parkway) measured at a point 15 feet back from the edge of roadway.
4. That 475 feet of intersection sight distance to the west and 475 feet of intersection sight distance to the east be provided and maintained from the east site driveway along SR 845 (Chase Parkway) measured at a point 15 feet back from the edge of roadway.
5. That 390 feet of intersection sight distance to the north and 390 feet of intersection sight distance to the south be provided and maintained from the site driveway serving address Nos. 1336, 1374 and 1376 along West Main Street measured at a point 15 feet back from the edge of roadway.
6. That an easement be secured at 650 Chase Parkway, for sightline purposes, at no cost to the Department of Transportation, prior to the issuance of a certificate. Right of Way File No. (151-000-92).
7. That an easement be secured at 678 Chase Parkway, for sightline purposes, at no cost to the Department of Transportation, prior to the issuance of a certificate. Right of Way File No. (151-000-93).
8. That a letter from the property owners of Nos. 1392 and 1404 West Main Street be submitted to the STC stating their concurrence with the relocation and closure of the driveway to West Main Street prior to the issuance of a certificate.
9. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
10. That all work on roadways that are owned and maintained by the City of Waterbury be performed in conformance with the standards and specifications of the City.
11. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.

**f. Waterbury - STC# 151-0606-01 - Contd.**

12. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
13. That the drive on West Main Street that currently provides access to address Nos. 1392 and 1404 be closed.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**g. Waterbury - STC# 151-0607-01**

Mr. Merrill R. Sitcovsky presented the staff report on the request to reinstate the certificate issuance approval for Chase Collegiate School (formerly Margaret McTernan School), Traffic Investigation Report No. 151-0104-03, and to operate the facility without full compliance with the conditions of said report.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) reinstate the approval for the issuance of a certificate for Chase Collegiate School (formerly St. Margaret-McTernan's School) (Traffic Investigation Report No. 151-0104-03, previously approved June 19, 2001) and revise the conditions thereof as indicated below.

1. That conditions 1, 3, 8, 11 and 12 of Traffic Investigation Report No. 151-0104-03 be rescinded.
2. That the site driveways on SR 845 (Chase Parkway) be constructed in substantial conformance with the referenced Plan B.
3. That intersection sight distances be provided and maintained from the southerly site driveway on Oronoke Road as shown on the referenced Plan B.
4. That 445 feet of intersection sight distance to the east and 445 feet of intersection sight distance to the west be provided and maintained from the proposed easterly signalized site driveway along SR 845 (Chase Parkway) measured from a point 15 feet back from the edge of roadway.
5. That 455 feet of intersection sight distance to the east along SR 845 (Chase Parkway) and 335 feet of intersection sight distance to the west along Country Club Road be provided and maintained from the proposed westerly signalized site driveway along SR 845 (Chase Parkway) measured from a point 15 feet back from the edge of roadway.

**f. Waterbury - STC# 151-0607-01 - Contd.**

6. That the approach grade of the easterly site driveway not exceed three percent within 50 feet of the SR 845 (Chase Parkway) curb line.
7. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$270,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 151-0607-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
8. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 151-0607-01, together with Traffic Investigation Report No. 151-0104-03 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
9. That all other conditions of Traffic Investigation Report No. 151-0104-03 remain in effect.
10. That 445 feet of intersection sight distance to the east and 445 feet of intersection sight distance to the west be provided and maintained from the existing site driveway located 150 feet east of the I-84 Eastbound Off-Ramp and from the two existing site driveways located 30 feet and 100 feet west of the I-84 Eastbound Off-Ramp along SR 845 (Chase Parkway) measured from a point 15 feet back from the edge of roadway.
11. That intersection sight distances from all existing site driveways located on Country Club Road and Oronoke Road be provided in accordance with City of Waterbury standards.
12. That occupancy of the school be allowed prior to the completion of the conditions of Traffic Investigation Report No. 151-0607-01, providing that Conditions 10 and 11 are satisfied and all other conditions of Traffic Investigation Report No. 151-0607-01 are completed by August 20, 2007.
13. That prior to the completion of the conditions of Traffic Investigation Report No. 151-0607-01, if traffic operational and safety difficulties occur due to this development's traffic, as determined by the Legal Traffic Authority and/or the Department of Transportation, uniformed traffic officers shall be provided at the impacted locations.
14. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**h. Berlin - STC# 007-0607-01**

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of Stop & Shop.

Ms. Cabelus stated that the Stop & Shop application had contemplated the inclusion of a bank, but circumstances did not allow it to be interconnected at that time.

Upon motion of Deputy Commissioner Lynch, seconded by Deputy Commissioner Portanova, it was voted that the State Traffic Commission (STC) issue a certificate to E.W. Realty c/o Joseph F. Scheyd, LLC for the 7,500-square-foot expansion of Stop & Shop Supermarket, for a total 82,315-square-foot gross floor area shopping center with 392 parking spaces, located on Route 372 in the Town of Berlin, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based and referenced to the plan prepared by F. A. Hesketh & Associates, Inc. entitled: "Combination Site Plan-Stop & Shop-Berlin, Connecticut," dated August 4, 2006, Sheet 1 of 1.

1. That Condition No. 6 of Traffic Investigation Report No. 007-0405-01 which required that the applicant grant an easement on the site drive on Route 372 to the State for highway purposes be modified to read:

That an easement be granted on the site drive at Route 372 to the State, at no cost, to place and maintain traffic signal appurtenances on private property. Right of Way File No. 7-000-63.

2. That Condition No. 15 of Traffic Investigation Report No. 007-0405-01, which required the owner of Stop & Shop Supermarket to include the E.W. Realty parcel (formerly known as the First City Bank building 1175-1179 Farmington Avenue) upon providing an internal connection between these adjacent parcels and close the E.W. Realty parcel's Route 372 westerly drive, be modified to allow the E.W. Realty parcel's Route 372 westerly drive to remain as an egress only drive.
3. That "One Way" and "Do Not Enter" signs be installed and maintained at the E.W. Realty parcel's westerly drive on Route 372 as shown on the above-referenced plan.
4. That the E.W. Realty parcel's easterly drive on Route 372 remain as a full-access drive as shown on the above-referenced plan.
5. That a "Stop" sign and a stop bar be installed at both the E.W. Realty drives on Route 372.
6. That an internal access connection between the E.W. Realty parcel and the Stop & Shop Supermarket be provided as shown on the above-referenced plan.

**h. Berlin - STC# 007-0607-01 - Contd.**

7. That 600 feet of intersection distance to the east and 600 feet of intersection sight distance to the west be provided and maintained from the E.W. Realty parcel's drives on Route 372 measured at a point 10 feet back from the edge of roadway.
8. That all other conditions of Certificate No. 1662, as described in Traffic Investigation Report Nos. 007-0405-01, 007-0509-02 and 007-0605-01 remain in effect.
9. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 007-0607-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**i. Hartford - STC# 063-0603-01**

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of Aetna Corporate Headquarters.

Deputy Commissioner Boice asked for clarification on the peak hour traffic impacts, and stated that the busway project from New Britain to Hartford will incorporate the Aetna campus and provide for a stop at this location.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted, pending planning and zoning approval anticipated on August 22, 2006, that the State Traffic Commission (STC) issue a certificate to Aetna Life Insurance Company for Aetna Corporate Headquarters, a 1,654,400-square-foot gross floor area office building with 5,335 parking spaces, located on 151 Farmington Avenue in the City of Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based and referenced to the following plans prepared by Urban Engineers, Inc. entitled:

- A. "Aetna Campus Development-Hartford, Connecticut-Overall Site Distance Plan," dated April 2006.
- B. "Aetna Campus Development-Hartford, Connecticut-Parking Inventory and Campus Limit Plan," dated May 2006.

**i. Hartford - STC# 063-0603-01 - Contd.**

- C. "Aetna Campus Development-Hartford, Connecticut-Lane Reconfiguration on Capitol Avenue at I-84 Ramps and Oak Street," dated August 2006.
- D. "Sigourney Street Bridge-Conceptual Pavement Marking Plan," dated August 2006.
- 1. That the site drives and/or leased parking lot access points on Farmington Avenue, Flower Street, Hawthorn Street, Capitol Avenue, Broad Street, Park Place (Woodbine) and Sigourney Street be located as shown on the above-referenced plans.
- 2. That intersectional sight distances be provided and maintained from the site driveways and/or leased parking lot access points on Farmington Avenue, Flower Street, Hawthorn Street, Capitol Avenue, Broad Street, Park Place (Woodbine) and Sigourney Street as shown on the above-referenced plans.
- 3. That the pavement markings on Capitol Avenue at its intersection with Oak Street and I-84 ramps be revised to provide exclusive left-turn lanes on Capitol Avenue for approach lane configuration of an exclusive left-turn lane, a through lane and a combination through and a right-turn lane for both the eastbound and westbound approaches on Capitol Avenue as shown of the above-referenced plans.
- 4. That the existing traffic control signal at the intersection of Capitol Avenue, Oak Street and I-84 ramps be revised to reflect the improvements in Condition No. 3 of the above recommendations.
- 5. That the pavement markings and median islands on Sigourney Street between Park Terrace and Hawthorn Street be revised to provide standard lane widths of not less than 11 feet as shown on the above-referenced plans.
- 6. That the existing traffic control signals on Sigourney Street at the I-84 ramps be modified and provide signal timing revisions to reflect the pavement marking changes as shown on the above-referenced plans.
- 7. That all work on roadways that are owned and maintained by the City of Hartford be performed in conformance with the standards and specifications of the City.
- 8. That signs and pavement markings on Capitol Avenue and Sigourney Street be installed in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
- 9. That the addition or deletion of any leased parking areas necessary to meet the development's parking requirements be subject to STC review and, if necessary, approval.

**i. Hartford - STC# 063-0603-01 - Contd.**

10. That prior to the issuance of a Certificate, a bond be posted and maintained with the City of Hartford to cover the costs of the work required on Capitol Avenue and Sigourney Street.
11. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 063-0603-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
12. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**j. West Hartford - STC# 155-0603-02**

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the Elmwood Shopping Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Hare Associates for the 3000-square-foot expansion and 2,700-square-foot change in use from retail to restaurant of the Elmwood Shopping Center, for a total 42,009-square-foot retail facility and a 2,700-square-foot restaurant and with 261 parking spaces, located on Route 173 in the Town of West Hartford, stating that the operation thereof will not imperil the safety of the public, based on the following conditions.

The conditions are based on and referenced to the following plan prepared by Fuss & O'Neill entitled: "Hare Associates, Proposed Site Modifications, Elmwood Shopping Center, West Hartford, Connecticut," Sheet No. STP-001, dated June 2006.

1. That the site driveways on Route 173 be constructed in substantial conformance with the referenced plans.
2. That 390 ft. of intersection sight distance to the east and 390 feet of intersection sight distance to the west be provided and maintained from the site driveways along Route 173 measured at a point 15 feet back from the edge of roadway.
3. That signs and pavement markings at the site drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.



**j. West Hartford - STC# 155-0603-02**

4. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
5. That the existing emergency access to Talcott Office Park (now known as Quaker Lane Development) continue to be gated and locked.
6. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
7. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$15,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 155-0603-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
8. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0603-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
9. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**k. Bristol - STC# 017-0511-01**

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for Southeast Bristol Business Park.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the City of Bristol for Southeast Bristol Business Park, a 677,968-square-foot gross floor area light industrial use development with 1,500 parking spaces, located on Route 229 and Redstone Hill Road in the City of Bristol, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

**k. Bristol - STC# 017-0511-01 - Contd.**

- A. "City of Bristol, Connecticut - Southeast Bristol Business Park - Overall Plan," prepared by Maguire Group Inc., Sheet No. 2 dated January 9, 2006 and last revised May 15, 2006.
  - B. "City of Bristol, Connecticut - Southeast Bristol Business Park - Pavement Marking Plan - Middle Street - Route 229," prepared by Maguire Group Inc., Sheet No. 36 dated January 9, 2006 and last revised May 15, 2006.
  - C. "City of Bristol, Connecticut - Southeast Bristol Business Park - Pavement Marking Plan - Middle Street - Route 229," prepared by Maguire Group Inc., Sheet No. 37 dated January 9, 2006 and last revised August 1, 2006.
  - D. "Roadway Plan - Southeast Bristol Mini Industrial Park - Bristol, Connecticut," prepared by A-N Consulting Engineers, Inc., Sheet No. 4 dated September 2005.
  - E. "Right Of Way Survey - City of Bristol - Map Showing Land Acquired From City of Bristol by State of Connecticut - Department of Transportation - Construction Plans for Southeast Bristol Business Park," dated June 2006.
  - F. "Right of Way Survey - City of Bristol - Map Showing Land Acquired from Winstanley Enterprises, LLC by State of Connecticut - Department of Transportation - Construction Plans for Southeast Bristol Business Park," dated June 2006.
- 1. That Route 229 be widened in substantial conformance with the referenced plans.
  - 2. That Business Park Drive be constructed by the City of Bristol in substantial conformance with the referenced plans.
  - 3. That a full access driveway from 383 Middle Street (Superior Business Center) to Business Park Drive be constructed by the City of Bristol in substantial conformance with the referenced plan.
  - 4. That the existing Route 229 driveway for 383 Middle Street (Superior Business Center) be constructed by the City of Bristol to provide right turn ingress and right turn egress only in substantial conformance with the referenced plans.
  - 5. That access to Lot No. 1 be provided only from Business Park Drive as shown on the referenced plans. No access is to be provided along the Route 229 frontage.
  - 6. That approach grades of the driveways and City streets along Route 229 affected by the roadway widenings noted in Traffic Investigation Report No. 017-0511-01 meet Department of Transportation's standards for intersecting streets or not be increased.

**k. Bristol - STC# 017-0511-01 - Contd.**

7. That all roadway, utility relocations and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
8. That Route 229 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.
9. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
10. That all work on roadways that are owned and maintained by the City of Bristol be performed in conformance with the standards and specifications of the City.
11. That the intersectional sight distances of the driveways and City streets along Route 229 affected by the roadway widening noted in Traffic Investigation Report No. 017-0511-01, meet Department standards for intersecting streets or not be diminished.
12. That 590 feet of intersection sight distance to the north and 530 feet of intersection sight distance to the south be provided and maintained by the City of Bristol from Business Park Drive along Route 229 measured at a point 15 feet back from the edge of roadway.
13. That intersectional sight distance be provided and maintained from Business Park Drive along Redstone Hill Road per City of Bristol Standards.
14. That a traffic signal be installed on Route 229 at Business Park Drive.
15. That the traffic signal installed on Route 229 at Business Park Drive be provided with emergency pre-emption and be interconnected to the Department of Transportation's existing traffic signals on Route 229 using a closed loop signal system. The State shall own the traffic signal and provide ordinary maintenance. The City of Bristol shall own and maintain the emergency pre-emption equipment and pay for the electricity to operate the signal.
16. That signs and pavement markings on Route 229 and Business Park Drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

**k. Bristol - STC# 017-0511-01 - Contd.**

17. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
18. That property be deeded along the east side of Route 229 south of Business Park Drive for highway purposes by the Superior Business Center, to the State, at no cost, as indicated on the referenced plans prior to the issuance of a certificate. Right of Way File No. 017-000-84.
19. That property be deeded along the east side of Route 229 north of Business Park Drive for highway purposes by the City of Bristol, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 017-000-83.
20. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 017-0511-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
21. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**l. Bristol/Southington - STC# 171-0507-01**

Mr. Frederick L. Kulakowski presented the staff report on the request to revise the conditions of Certificate No. 1062-P issued for ESPN.

Deputy Commissioner Portanova asked if access for emergency vehicles was considered during the review and if the closure would impact their ability to service this location. Mr. Cieri stated that this was reviewed, and he does not anticipate any issues; however, it will be further looked at when final plans are submitted.

Deputy Commissioner Boice asked if any square footage was being added, and Mr. Cieri stated there was not.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the conditions of State Traffic Commission (STC) Certificate 1062-P (Traffic Investigation Report No. 171-0411-01) approved December 21, 2004 be revised as indicated below.

**1. Bristol/Southington - STC# 171-0507-01 - Contd.**

The revised conditions are based on and referenced to the following plans entitled:

- A. "Overall Site Plan," prepared by BVH Integrated Services, Drawing No. SITE, dated March 31, 2006 and last revised May 12, 2006.
  - B. "Sign Details," prepared by BVH Integrated Services, Drawing No. SIGNS, dated March 31, 2006.
  - C. "Site Pavement Marking and Materials Plan," prepared by BVH Integrated Services, Drawing No. C-1.0C, dated March 31, 2006.
  - D. "Site Pavement Marking and Materials Plan," prepared by BVH Integrated Services, Drawing No. C-2.0A, dated March 31, 2006 and last revised May 12, 2006.
  - E. "Site Pavement Marking and Materials Plan," prepared by BVH Integrated Services, Drawing No. C-3.0D, dated March 31, 2006 and last revised May 12, 2006.
  - F. "Right of Way Survey for Land Acquisition & Road Abandonment - Prepared for the Town of Southington Connecticut - Town Line Road Southington, Connecticut," prepared by Fuss & O'Neill, Sheet V-0-1, dated March 20, 2006 and last revised May 5, 2006.
- 1. That all conditions of Traffic Investigation Report No. 171-0411-01, which approved a total 719,131 square-foot gross floor area office complex with 2,094 parking spaces, remain in effect.
  - 2. That Route 229 be widened in substantial conformance with the referenced plans.
  - 3. That Town Line Road be widened in substantial conformance with the referenced plans.
  - 4. That the section of Birch Street between Town Line Road and Ronzo Road be closed in substantial conformance with the referenced plans.
  - 5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
  - 6. That all work on roadways that are owned and maintained by the City of Bristol be performed in conformance with the standards and specifications of the City.
  - 7. That all work on roadways that are owned and maintained by the Town of Southington be performed in conformance with the standards and specifications of the Town.

**1. Bristol/Southington - STC# 171-0507-01 - Contd.**

8. That the traffic signal be revised on Route 229 at Ronzo Road in conjunction with the proposed widening and to provide detection for a protected/permitted southbound left-turn movement.
9. That the traffic signal be revised on Route 229 at West Street to provide detection for a protected/permitted southbound left-turn movement.
10. That signs and pavement markings on Route 229, Ronzo Road, Birch Street, West Street and Town Line Road be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
11. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
12. That property be deeded along the Route 229 site frontage south of Ronzo Road for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 017-000-85.
13. That property be deeded along the Ronzo Road site frontage east of Route 229 for highway purposes, to the City of Bristol, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit.
14. That property be deeded on the southeast corner at the intersection of West Street and Town Line Road for highway purposes, to the Town of Southington, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit.
15. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
16. That this approval shall not become effective until a bond has been posted and maintained in the amount of \$400,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 171-0507-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
17. That this approval shall not become effective until a copy of Traffic Investigation Report No. 171-0507-01 has been recorded on the municipal land records in accordance with the established procedure.

**1. Bristol/Southington - STC# 171-0507-01 - Contd.**

18. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

\* \* \* \* \*

**m. New Britain - STC# 088-0601-01**

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for the expansion of Willow Brook Park (New Britain High School).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the City of New Britain for a 415,655-square-foot expansion of Willow Brook Park to include New Britain High School for a total 526,875-square-foot gross floor area municipal facility with 2,223 total parking spaces, located on Route 71, Mill Street and Karbonic Drive in the City of New Britain and the Town of Berlin, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based on and referenced to the following plans entitled:

- A. "Overall Site Plan," prepared by Kaestle Boos Associates, Inc., Sheet No. LO.01R, dated December 5, 2005 and last revised June 28, 2006.
  - B. "Easement Map, 505 & 513 South Main Street, New Britain, Connecticut," prepared by City of New Britain, Department of Public Works, Sheet 1 of 2 dated October 2005.
1. That the conditions of Certificate No. 1266 as described in Traffic Investigation Report No. 088-9502-01 remain in effect.
  2. That the new site driveway on Route 71 be constructed in substantial conformance with the referenced plan.
  3. That the existing site driveways on Route 71, Mill Street and Karbonic Drive remain as identified on the referenced plan.
  4. That intersection sight distances be provided and maintained from the site driveways on Route 71, Mill Street and Karbonic Drive as shown on the referenced plan.
  5. That a sightline easement be obtained from the properties to the north (513 and 505 South Main Street), as indicated on the referenced plan prior to the issuance of a certificate.

**m. New Britain - STC# 088-0601-01 - Contd.**

6. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 088-0601-01, together with Certificate No. 1266 previously issued on April 12, 1995 with Traffic Investigation Report No. 088-9502-01, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

\* \* \* \* \*

**n. Windsor - STC# 164-0604-01**

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for the expansion of Kennedy Road Marketplace (formerly Georgian Park/Windsor Court).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Robeck Trust, et al for the 7,692-square-foot expansion of Kennedy Road Marketplace, for a total 316,992-square-foot shopping center retail development with 1,821 parking spaces, located on Kennedy Road in the Town of Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the plan prepared by R. J. O'Connell & Associates, Inc. entitled and dated as follows:

"Kennedy Road Marketplace-Windsor, CT-Overall Site Plan," Drawing No. OS-1, dated March 23, 2006.

1. That the proposed expansion be constructed in substantial conformance with the above-referenced plan.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 164-0604-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.



n. Windsor - STC# 164-0604-01 - Contd.

3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adjourn at 11:04 a.m.

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William Ramirez  
Secretary of Commission  
Commissioner of Motor Vehicles

Newington, Connecticut  
August 15, 2006  
Minutes Compiled By:  
Robbin L. Cabelus  
Executive Director